



WEST HAVEN GROUP

About the Suite | 2203

- 1,089 square feet
- Unobstructed English Bay, Granville Island, and city views
- North west corner suite
- 9' ceilings
- Roller blinds throughout
- Engineered hardwood
- Newer appliance package
- Floor to ceiling windows
- Gas fireplace
- Full-size dining area
- Granite countertops
- Office nook in the living space
- Large master suite
- Entrance foyer
- Patio
- Mostly unobstructed views on both sides, with a park below on the north side of the building
- Long wall in main hallway - perfect for art collectors
- Huge potential to renovate, open kitchen, and expand on the fantastic views

About the Building | Beach Tower | 1500 Hornby St

- NO. OF FLOORS: **33**
- NO. OF STRATA LOTS: **259**
- CONTINGENCY FUND: **\$613,458.31 (Sep 2021)**
- MAINTENANCE FEE: **\$656.49**
- PETS: **yes (1 dog or 2 cats)**
- RENTALS: **yes (3 months minimum)**
- DEPRECIATION REPORT: **yes, 2019 (RDH)**
- INSURANCE DEDUCTIBLES:
 - All Risk - \$25,000
 - Sewer - \$50,000
 - Water - \$50,000
 - Earthquake - 10%

Amenities

- 24/7 Concierge
- Indoor pool
- Sauna & Steam Room
- Gym
- Inner courtyard with pond
- Next to Granville Island ferry

Notes

- Parking - P4-55
- Storage - P1-47A

